

Single Family Residence **RESIDENTIAL**

12634 RIVERWOOD WAY

RIVERSIDE, CA 92503

\$505,393 TopHap Estimate · \$404 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,250 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$505K

\$464K low

\$546K high

Last Sale

\$100,000 · May 31, 1994

Est. Owner Equity

\$409,893

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$3,351 (2025)
Assessed Value	\$216,663
Previous Assessed	\$212,415
Assessor Market Value	\$383,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2005	Quitclaim	Quit Claim Transfer			
May 31, 1994	Resale	Grant Deed	\$100,000	\$80	\$95K
Mar 23, 1994	Non-arms-length	Trustees Deed	\$214,752	\$172	
Feb 6, 1991	Resale	Grant Deed	\$147,000	\$118	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.0 mi
Lake Hills Elementary School	Elementary	KG–5	1.2 mi

District: Alvord Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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